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Hamilton-Wentworth, Dept of Economic
Development

Industrial Parks Program
1980



THE REGIONAL MUNICIPALITY
OF HAMILTON-WENTWORTH
ECONOMIC DEVELOPMENT DEPARTMENT
CENTURY 21, 100 MAIN ST. E., HAMILTON

Industrial Development
Conventions & Tourism
(416) 526-4222

Toronto Direct:
(416) 362-1973

November 13, 1980

MEMORANDUM NO. 175

TO : Chairman and Members
Economic Development Committee

RE : Industrial Parks Program

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GOVERNMENT DOCUMENTS

Background:

The Development Corp. Act., R.S.O.P. 73 provides for provincial government assistance to separate municipalities and private developers for incentives in developing serviced industrial land throughout Ontario.

Until recently, this program was not available to the Regional Municipality of Hamilton-Wentworth.

Analysis:

Financial assistance in the form of Ontario Development Corporation loans will be provided to qualifying applicants on the following basis:

1. To Municipalities
 - a) a loan up to 50% of the cost of purchasing and internal site servicing of industrial land, or
 - b) a loan up to 75% of the cost of internal site servicing of industrial land which is already owned.
2. To Private Sector
 - a) a loan up to 75% of the cost of internal site servicing of industrial land which is owned outright by the applicant.
 - b) Private development proposals are only eligible for O.I.P.P. loans for internal site servicing of industrial land which is located in an eligible area, provided the proposal carries the endorsement of the Municipal Council, or County Council or Regional Council.

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3. The approved loan will extend over a 15 year period and it offers an interest forgiveness feature and a partial deferrment of principal repayment.

a) Interest

Year I	- 100% interest forgiveness
Year II	- 75% interest forgiveness
Year III	- 50% interest forgiveness
Year IV	- 25% interest forgiveness
Year V	- full interest forgiveness

b) Principal

Loan principal repayments will be deferred during the first five (5) years of the loan agreement, except for pro rata principal repayments when industrial sites are sold.

- c) Loans to municipalities are made at a rate of $1\frac{1}{2}\%$ below the Corporation's base interest rate which is fixed on a quarterly basis.

4. Eligible Internal Servicing Costs

Approved servicing costs may include water distribution system, fire hydrants, sanitary sewer collector system, storm drainage system, roads, curbs, gutters, grading and landscaping, street lighting, installation of electric power lines. Other additional costs directly related to the project may include: insurance, legal fees, inspection fees, permits and contingency allowance.

General Program Criterial to Establish eligibility

It is necessary that the applicant meet the basic requirements as outlined below before completing a Project Outline:

1. The proposed industrial park must be located in a municipality but excluding the Regional Municipalities of Durham, Metropolitan Toronto, York, Peel and Halton.
2. A resolution of the Municipal Council expressing its desire to participate in the development of an industrial park under the program. For applications initiated by municipalities associated with a restructured County, or District, or Regional Government, upper-tier Government endorsement of the project will be required.
3. There is a demonstrated need for the proposed serviced industrial land.

4. A current financial statement indicating that the municipality is in a satisfactory financial position to undertake the project.
5. There is an adequate labour force located within a convenient commuting distance to support the additional industrial development.
6. The projected industrial park will be located in accordance with an official plan, zoning by-law, or be part of a definite planning program in progress. If it is necessary to rezone agricultural land for industrial use the proposal must have the approval of the Ministry of Agriculture and Food.
7. The services of a qualified industrial development officer or acceptable equivalent is available for the promotion of the sale or lease of lands as developed.
8. Water and sewage treatment facilities and distribution systems or alternate systems acceptable to the Ministry of the Environment are adequate to absorb the planned industrial development.
9. All municipal services are readily accessible to the industrial land under consideration.
10. There are adequate transportation services to serve the needs of the occupants of the proposed industrial park.
11. Adequate electrical power capacity is available to meet the anticipated demands of the projected park.

You will note from the attached letter that Hamilton-Wentworth has not been excluded from the list of eligible communities. (Schedule A)

Recommendation:

That the Regional Municipality of Hamilton-Wentworth investigate the possibility of utilizing the funds provided by the above noted program in the establishment and funding of existing municipally owned industrial land within the Region of Hamilton-Wentworth.

That the Regional Municipality of Hamilton-Wentworth encourage private developers holding substantial blocks of qualified industrial land, to apply for and make use of the above noted program.

Respectfully submitted,

John D. Morand, Director
Economic Development

JDM:ni





Ontario

Ministry of
Industry and
Tourism

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September 25, 1980.

SCHEDULE "A"

Memorandum to: Ontario Field Offices
Directors and Consultants.

From: Mr. J. R. Delaney
Manager
Plant Location Section
Industrial Development Branch.

Subject: Ontario Industrial Parks Program (OIPP)

The Ontario Industrial Parks Program has received Cabinet approval to continue for another year under the same program terms and rationale, and to expand the program's area of eligibility to include most of the Province. The program does not include the Regional Municipalities of Durham, York, Metropolitan Toronto, Peel and Halton.

I have attached an outline which has been prepared for Ministry staff use. The program's general procedures, loan features and eligibility criteria are described in this attachment. A copy of the "Project Outline" form is also included.

In addition, I have enclosed a copy of the information material which is to be given out to municipalities or private developers interested in the program. Extra copies of this material will be sent to each field office under separate cover.

If you have any questions about this program do not hesitate to contact John Ayling or myself.

J. R. Delaney.

JRD/vw

c.c. Mr. D. M. Allan
Mr. B. Tully
Mr. D. Girvin
Mr. J. B. Blanchard

MINISTRY OF INDUSTRY AND TOURISM
ONTARIO INDUSTRIAL PARKS PROGRAM
PROJECT OUTLINE

(Read Entire Form Before Completing)

CONFIDENTIAL _____ DATE _____
APPLICANT _____
ADDRESS _____

TELEPHONE _____
CONTACT _____ POSITION _____

PROJECT DESCRIPTION

LOCATION _____
(Street, Lot No., Concession No., Etc.) _____

(Township, Village, Town, City) _____

(District, County, Restructured County, Regional Municipality) _____

SIZE OF PROJECTED INDUSTRIAL PARK _____ Gross Acres
Land Presently owned by applicant _____ Gross acres
Cost \$ _____ Per acre.
Land to be acquired _____ Gross Acres
Price \$ _____ Per acre.
Land to be serviced and developed
under this project proposal _____ Gross Acres

If projected park size is greater than land proposed for servicing,
describe what is planned for remaining land _____

MUNICIPAL PLANNING

Does the Municipality have an Official Plan? Yes _____ No _____
Does the Municipality have a Zoning By-Law? Yes _____ No _____
Does this project conform with the Official Plan
and Zoning By-Law? Yes _____ No _____

Explain if answer to any of the above is "No" _____

SERVICES EXTERNAL TO PROJECT BOUNDARY

WATER	Distance from project boundary.	Size of Main	p.s.i.
SANITARY SEWER		Size of Main	
STORM DRAINAGE		Method of Disposal	
ACCESS ROAD		Width of Road Allowance	
		MTC Road Classification	
HYDRO		Additional Capacity Available for development of proposed industrial Park _____ KW at _____ Voltage max.	

Can these services be readily extended to project boundary? Yes _____ No _____

COMMENTS: _____

SERVICES INTERNAL TO PROJECT BOUNDARY

In completing this section, please direct your comments to water, fire hydrants, sanitary sewer, storm drainage system, roads, curbs and gutters, grading and landscaping, street lighting and electrical power lines.

Are there any existing services within project boundary? Yes _____ No _____

If yes, describe extent of services: _____

Describe extent, and installation schedule of services proposed under this application: _____

Describe the Organization responsible for industrial development in the Community. Indicate the level of activity over the past two years, and current annual operating budget.

Supporting Material to be Attached

1. Municipal Council Resolution supporting this project.
2. For applications initiated by Municipalities associated with Restructured County, District, or Regional Government, upper-tier Government endorsement of this project is required.
3. Map showing project size, location, and adjacent land use.
4. Copy of zoning by-law identifying appropriate zoning and permitted uses.
5. Scaled drawing showing land already owned by applicant, land to be acquired, and land to be serviced and developed.
6. Current Ministry of Industry and Tourism Industrial Survey.
7. Statement of Financial Position (form attached).

Applicant
(Authorized signing officer)

Head of Council

[1] REVENUE FUND (OR CURRENT) BALANCE SHEET •
LIQUID ASSETS

	Mar's Value	
Cash on Hand.....	\$	\$
Due from Provincial Government.....		
Due from Other Municipalities, Local Boards and Commissions.....		
Taxes Receivable, after reserve.....		
Investments.....		
Sundry (attach list).....	\$	\$

FLOATING LIABILITIES

Bank.....	\$
Accounts Payable.....	
Debentures & Coupons Due.....	
Due to Schools.....	
Sundry (attach list).....	
Total Floating.....	\$
Working Capital.....	\$

[2] STATISTICS

	Year ending date of statement	Following year
(a) Debenture Debt—Total.....	\$	
Less Sinking Fund.....	\$	
Net Debenture Debt.....	\$	
Net Debenture Debt per capita.....	\$	
(b) Population.....	(c) Area.....	
(d) Total Taxable Assessment.....	\$	
(e) Tax Rate.....	Mills	Mills
(f) Total Tax Levy.....	\$	\$
(g) Cash received from current taxes..	\$	\$
(h) Cash received from arrears of taxes	\$	\$
(i) When are taxes payable?.....		

[3] Has the Municipality (a) any indirect liabilities?.....
(b) any commitments on Capital account?.....
(c) any unfunded liabilities on Capital account?.....
(If so, give particulars on separate sheet)
Is statement audited?..... If so, by whom and what are his qualifications?.....

[4] REVENUE AND EXPENDITURE ACCOUNT •

REVENUE	Following Year's Estimates
Total Revenue from Taxation - see 2(f) \$	\$
Debenture Debt Charges Recoverable..	
Contributions, Grants & Subsidies.....	
Institutional & Utility Surpluses.....	
Other Revenues (attach list).....	\$
Gross Total Revenue.....	\$
Surplus from Prior Years used to reduce levy.....	\$
Deficit for the Year.....	\$

EXPENDITURES

General Government.....	\$
Protection to Persons & Property.....	
Public Works—Roads, Highways & Streets, etc.....	
Social Welfare.....	
Education.....	
Debt Charges.....	
Institutional & Utility Deficits.....	
Other Expenditures (attach list).....	
Provision for Reserves.....	\$
Gross Total Expenditures.....	\$
Deficits from Previous Yrs. Levied for.	
Surplus for the Year.....	\$

[5] CLASSIFICATION OF TAX ARREARS AT DATE OF STATEMENT

(a) Arrears from year ending date of statement..... \$
(b) Arrears from previous years.....
(c) Arrears subject to tax sale..... \$
Total before any reserve..... \$
Percentage of total tax arrears, before any reserve, to levy for year..... %

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